

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 22, 2004**

UNAPPROVED  
September 22, 2004

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Nancy Hopkins, Dranesville District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner de la Fe noted that the Transportation Committee had met tonight to discuss the proposed Transportation Plan amendments to the Comprehensive Plan and the current status of the Dulles Corridor Rail project.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-P04-44, SPRINT, 2600 PARK TOWER DRIVE, AS SHOWN ON THE CONSENT AGENDA.

Without objection, the motion carried unanimously with Commissioner Harsel not present for the vote; Commissioner Hopkins absent from the meeting.

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**ORDER OF THE AGENDA**

Chairman Murphy noted that the only item on tonight's agenda was Out-of-Turn Plan Amendment, S02-II-V2, Fairlee.

S02-II-V2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 concerning approx. 73.5 acres generally located south of the Vienna Metro station and north of Route 29. The subject property is planned for residential use at 1-2 du/ac and 4-5 du/ac, and Public Facilities, Governmental and Institutional use with options for residential use at 5-8 du/ac, 12-16 du/ac and 16-20 du/ac depending on the amount of land consolidation. The proposed Plan amendment would modify the baseline recommendation to allow 4-5 and 5-8 du/ac; allow a residential option for 12-16 and 16-20 du/ac; and, allow an option for transit-oriented mixed use development for office, retail and residential use up to a maximum floor area ratio (FAR) of 1.8. The proposed Plan Amendment would also modify the boundaries and land unit designations shown in Figure 7 for the Vienna Transit Station Area. Recommendations relating to the transportation network may also be modified. PROVIDENCE DISTRICT. PUBLIC HEARING.

Fred Selden, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended that the Comprehensive Plan recommendations for Land Units C and I of the Vienna Transit Station be modified as shown on pages 13-14 of the staff report.

Denise James, PD, DPZ, discussed the following major elements of the proposed Plan amendment: land use and design guidance; pedestrian circulation; buffers and transitions; affordable housing; and stormwater management. She explained that the proposal would provide land use and environmental benefits, would dedicate land area for public use, and add about 3 acres of open space in the southwestern portion of the site. She noted that the applicant had performed a series of traffic studies and transportation analyses and the impact of the development would be addressed by a combination of elements: trip reduction due to proximity to transit; major pedestrian enhancements; proposed physical road improvements; and aggressive Transportation Demand Management (TDM) Programs recommended by staff.

Rick Bochner, Chairman, Fairlee Work Group, stated that a majority of the Work Group had voted to support the Metro-oriented mixed-use option as described in the proposed Plan amendment. He addressed the highlights of the Work Group Report regarding retail use, pedestrian access, stormwater management, transportation infrastructure, and the future of East Blake Lane Park. Mr. Bochner then commented on issues that Metro would face regarding additional passenger capacity. He explained that the Work Group recommended the following:

- Transportation Demand Management measures to reduce the number of vehicles by at least 32 percent;
- Approval process for Land Unit C to run concurrent with the improvements proposed for the Vienna Transit Station Land Unit I;
- Development phasing plan to be part of the rezoning;

- Extension of Vaden Drive and improvements to Lee Highway to occur during the first phase;
- Improvements to Hatmark Branch and East Blake Lane Park to occur early in the process; and
- Retail amenities to be included early in the construction phase.

Mr. Bochner added that the Work Group recommended that the Plan amendment address the construction of the pedestrian circulation system which would provide direct access to the Vienna Metro Station from the development and the surrounding communities. He noted that the Work Group supported the elimination of the temporary Metro parking lot, but did not support construction of additional parking at this time. Mr. Bochner pointed out that the Virginia Center and Blake Tree Manor Homeowners Associations supported the Work Group recommendations. (A copy of the Work Group Report is in the date file.)

Chairman Murphy called the first listed speaker and recited the rules for public testimony before the Commission.

Mark Tipton, 3018 Hickory Grove Court, Fairfax, voiced his objection to the proposal, citing excessive density, loss of trees, increased traffic, inadequate parking, overcrowding of schools and the Metro, maximized road noise, decreased quality of life, poor buffering, and damage to East Blake Lane Park. He suggested that a raised pedestrian crossing over the intersection of Nutley Street and Lee Highway be provided. (A copy of his remarks is in the date file.)

Pete Young, President of the L&M Homeowners Association, expressed support for the proposal. He suggested that the impact of the development be carefully considered regarding the transportation infrastructure.

The following individuals spoke in favor of the proposed Metro West development, citing improved air quality, reduced traffic, efficient use of public transportation, high density; pedestrian-friendly residential development, convenient retail, close proximity to mass transit, beneficial smart growth, high quality of living, extension of Vaden Drive, and improved stormwater management. (Note: The number in parentheses indicates the order of speakers.)

- William Chamberlain, 9544 Bel Glade Street, Fairfax (2)
- Peter Van Ryzin, representing the L&M Homeowners Association (5)
- Fran Hooper Miller, 3015 James Street, Fairfax (6)
- Art Wyman, 9719 Five Oaks Road, Fairfax (7)
- William Bispo, 3007 James Street, Fairfax (8)
- Tim Bradshaw, 9704 Blake Lane, Fairfax (9)
- Alexandra Simpson, representing the Hunters Branch Townhome Homeowners Association
- Jacqui Roland, 9601 Bel Glade Street, Fairfax (11)
- Carolyn Payne, 9605 Bel Glade Street, Fairfax (12)
- Chris Smith, 9644 Blake Lane, Fairfax (13)
- Joan Rich, 3000 James Street, Fairfax (14)
- Charles Ashmore, 2920 Sayre Road, Fairfax (15)

- Alan D. Johnson, 2932 Sayre Road, Fairfax (16)
- Everette Justus, 3008 James Street, Fairfax (17)
- Trinh Dao, 9658 Blake Lane, Fairfax (18)
- Jim Bunting, 9712 Blake Lane, Fairfax (23)

Mr. Van Ryzin, Ms. Miller, Mr. Smith, and Mr. Ashmore submitted their statements in writing, copies of which are in the date file.

Peter Slivka, President of the Circle Woods Homeowners Association, presented a petition signed by 549 residents of the Fairlee neighborhood who opposed the proposed Plan amendment. He expressed concerns regarding the proposed development's excessive density, inadequate buffering, negligent stormwater management, extreme size, insufficient proffers, and destruction to East Blake Lane Park. He explained that the Washington Metropolitan Area Transit Authority (WMATA) would not be able to meet the demands for new cars and expanded service. He noted that the County recommendation for the through right-of-way for Circle Woods Drive had not been discussed by the Fairlee Work Group. (The original petition and a copy of his remarks are in the date file.)

Jackie Sharp, 3042 Southern Elm Court, Fairfax, agreed with Mr. Slivka's remarks. She noted that she supported the minority view of the Fairlee Work Group, citing concerns regarding excessive density, decreased quality of life, increased traffic, inadequate parking, additional Metro passengers, stormwater management, and environmental impacts. She felt that the current Comprehensive Plan already addressed the need for additional housing in the area.

Laurie Genervo Cole, Town of Vienna Council member and Vice Mayor, spoke on behalf of the Mayor, the Council, and residents of the Town of Vienna. She expressed opposition to the proposed development because it would be incompatible with the surrounding area in density, use, and scale; it did not take into consideration other development in the area; and it would have a negative impact on the transportation system, public facilities, and the quality of life. (A copy of her remarks is in the date file.)

Jaak Pedak, Fairfax County Department of Transportation (FCDOT), responded to questions from Commissioner Wilson about the traffic impact of the proposed development on the Town of Vienna. James Zook, Director, DPZ, added that the traffic analysis had included the Nutley Street/Lee Highway intersection.

Stewart Schwartz, representing the Coalition for Smarter Growth, spoke in favor of the proposal because it would reduce traffic and air pollution, save open space, and encourage pedestrian and bicycle transit. He recommended that one parking space be assigned to each unit, pedestrian connections be maximized to encourage walking trips, and improvements for pedestrian safety be made at Lee Highway and Nutley Street. (A copy of his remarks is in the date file.)

Cheryl Cort, representing the Washington Regional Network for Livable Communities, expressed support for the Metro West development. She noted that the proposal would accommodate the great demand for housing, retail, and office uses at a location that would offer transportation choices. (A copy of her remarks is in the date file.)

Doug and Denise Stafford, 3071 White Birch Court, Fairfax, voiced their objections to the proposed development, citing excessive density, loss of trees, and overcrowding of area schools and the Metro transit system. Mr. Stafford noted that none of the issues raised last year by Circle Woods Homeowners Association had changed and said that the proposal seemed even worse now. He asked that more studies be conducted on the impacts of the proposed development or surrounding areas. (A copy of Ms. Stafford's remarks is in the date file.)

Allison Stafford, 3071 White Birch Court, Fairfax, expressed opposition to the Plan amendment, citing overcrowded schools, risks to student safety, increased traffic, excessive noise, more crime, and damage to East Blake Lane Park. (A copy of her remarks is in the date file.)

Kathy Aquilina, 3056 Winter Pine Court, Fairfax, spoke in opposition to the proposal due to the loss of trees, negative effects to East Blake Lane Park, health and safety risks, maximized density, and increased traffic pollution. (A copy of her remarks is in the date file.)

Lincoln Rhoads, 3013 Winter Pine Court, Fairfax, expressed opposition to this proposal and described problems it would cause such as lack of capacity on the area road infrastructure, destruction of community neighborhoods, inadequate stormwater management, increased traffic, over-capacity of Metro, and damage to air quality. (A copy of his remarks is in the date file.)

Scott Teixeira, 3029 White Birch Court, Fairfax, spoke in support of the Plan amendment. He noted that he had reviewed the 1976 date file of the Circle Woods rezoning application and said that there had been strong opposition to it from residents of Fairlee.

Jack Herrity, 214 Locust Street, Vienna, said all Plan amendments for the Providence District should be considered as a whole because they all had significant impacts on traffic, schools, and the quality of life.

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The Commission went into recess at 10:52 p.m. and reconvened in the Board Auditorium at 11:14 p.m.

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Chairman Murphy called upon Mr. Zook to address concerns about a possible stormwater pond in East Blake Lane Park.

Mr. Zook said that he wanted to clarify the misconception that it had been the developer's idea to put a stormwater management pond in East Blake Lane Park. He pointed out that this idea had been suggested by staff as a means to control undetained stormwater, but that no decision had been made pending further study.

The following speakers also opposed the Plan amendment. Their main objections were the loss of trees, excessive noise, increased traffic, congested living conditions, concentrated development, high density, decreased air quality, lack of infrastructure, inadequate parking, reduced quality of life, and destruction of park land.

- Xu Zeng, 3012 Hickory Grove Court, Fairfax (32)
- Matthew Sullivan, 3012 Hickory Grove Court, Fairfax (33)
- John Lehrer, 2847 Hideaway Road, Fairfax (34)

Mr. Sullivan submitted an October 2003 article from the *Public Purpose*, regarding a smart growth disaster in Portland, Oregon, a copy of which is in the date file.

Mr. Lehrer submitted his written statement, a copy of which is in the date file.

Anne-Marie Pastorkovich, Esquire, Vice President of the Briarwood Citizens' Association, Chairperson of its Land Use Committee, and member of the Fairlee Work Group, submitted her Association's report on its concerns about the redevelopment of the former Fairlee neighborhood, a copy of which is in the date file. Her concerns included: insufficient traffic analysis on I-66, lack of consideration for other planned area developments, increased number of vehicles, deficient retail access, inadequate mass transit capacity, preservation of trees and park land, and the destruction that the proposed stormwater pond would cause to East Blake Lane Park.

Phillip Kokemueller, 3053 White Birch Court, Fairfax, voiced his objections to the Plan amendment due to decreased quality of life, excessive density, condensed office space and retail area, tankers and trucks using the connector road from Lee Highway to Vienna Metro, and insufficient buffering and barrier.

The following speakers added their objections to the proposal based on excessive density, increased traffic and vehicle accidents, limitation of Metro access, loss of trees, replacement of parkland for stormwater management, and increased traffic.

- Mitchell Cohen, 9584 Lindenbrook Street, Fairfax (36)
- Emil Attanasi, 605 Thelma Circle, Vienna (38)
- Charles Hall, 9577 Blake Park Court, Fairfax (39)
- Roberta Johnson, 9577 Blake Park Court, Fairfax (40)

Mr. Cohen and Mr. Attanasi submitted their statements in writing, copies of which are in the date file.

Dr. Cate Jenkins, representing the Blakeview Homeowners Association, spoke in opposition to the proposal. She disclosed that her Association had been left out of the process completely. She pointed out that increased stormwater runoff would adversely affect a creek that ran through the entire Blakeview property. Ms. Jenkins recommended that the developer meet with the Park Authority to redirect the creek to the boundary of the Blakeview property and to build up the lower lands and add retaining walls. (A copy of her remarks is in the date file.)

John Bailey, Director, Smart Growth Alliance, noted that the Alliance recognized the Metro West project as a Smart Growth Project Proposal. He expressed support for the proposal and said that it incorporated infill development and pedestrian-oriented design in an area appropriate for growth with densities consistent with smart growth principles for transit-oriented development. (A copy of his remarks is in the date file.)

Jennifer Finnigan, 9531 Poplar Leaf Court, Fairfax, voiced objection to the stormwater management pond proposed for East Blake Lane Park.

Randy Cisler, 3053 White Birch Court, Fairfax, opposed the Plan amendment, citing increased density, barrier/buffer concerns, and traffic on the proposed four-lane connector road between Vaden Drive and Lee Highway at Nutley Street.

Roger Diedrich, 3322 Prince William Drive, Fairfax, spoke in favor of the Plan amendment, citing pedestrian-friendly features, reduced traffic congestion, a viable need for retail and office space, and adequate transportation services. He noted that the design of East Blake Lane Park for stormwater detention should be determined by the Park Authority after holding a public hearing. (A copy of his remarks is in the date file.)

Jennifer Harding, 3007 Steven Martin Drive, Fairfax, expressed opposition to the proposal, based on school overcrowding.

Jacob Davison, President of the Blakeview Homeowners Association, voiced his objection to the stormwater retention pond proposed for East Blake Lane Park, grading plans for the site, and inter-basin water transfers caused by the southern parking garage at Vienna Metro. He requested that no inter-basin transfers of water be permitted east to west, that Blakeview's property rights be respected, and that the quality of education offered at schools in the area be considered. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Alcorn, Mr. Davidson said that his Association was aware of the Plan amendment but had been excluded from any of the working groups or related processes. He added that he had attended the Oakton High School work session over a year ago and was one of the few to ask about stormwater management on Hatmark Branch. He noted that the Association had been alerted to the proposal by the Circle Woods Homeowners Association.

In response to a question from Chairman Murphy, Mr. Selden explained that the issues concerning water flow would be addressed during the zoning process if the Plan amendment was approved.

Ian and Pamela Charles, 3028 Hickory Grove Court, Fairfax, and their three children, identified below, spoke next. They opposed the Plan amendment because trailers would be needed to accommodate the growing student population at Mosby Woods Elementary School. They also cited concerns regarding excessive noise, increased traffic, loss of trees, and destruction of trails.

- Tynika Charles, 3028 Hickory Grove Court, Fairfax (48)
- Garrich Charles, 3028 Hickory Grove Court, Fairfax (49)
- Toniesha Charles, 3028 Hickory Grove Court, Fairfax (50)

Mr. Zook commented that a modular building containing 8 to 10 classrooms would be added to the school.

Dr. James H. Fahs, 2927 Sayre Road, Fairfax, expressed opposition to the proposal citing unattractive design, excessive density, disturbance to East Blake Lane Park by the proposed stormwater management facility, and reduced tree cover. (A copy of his remarks is in the date file.)

Brandon Mitchell, 3020 Hickory Grove Court, Vienna, voiced objections to the proposal due to increased traffic, the proposed four-lane road connection between Vaden Drive and Lee Highway at Nutley Street, and stormwater pond pollution caused by geese. He recommended that the trail located on the south side of the Vienna Metro Station be lit for pedestrians.

David Keyes, representing the Hunters Branch Condominium Association, spoke in favor of the Plan amendment. He noted that there had been an extensive impact analysis done on the proposed development and said that there would always be a need for housing in the area. He discussed Metro's stormwater detention problems, the proposed connection of Circle Woods Drive to Vaden Drive, East Blake Lane Park, temporary parking, and the proposed daycare center and retail area.

Tim Reed, representing the Dunn Loring Woods Homeowners Association, said while the current design of the development showed great promise, he was concerned about the execution of those promises. He pointed out that the project was only nominally mixed-use development and would therefore only provide nominal trip savings. He also expressed concerns regarding the proposed density, the impact on the school system, and the ability of Metro to handle increased ridership.

Stephen Pastorkovich, 2909 Nutley Street, Fairfax, said insufficient data was available about the cumulative impacts of the development on I-66 and questioned if Metro funding would be available to handle increased use. (A copy of his remarks is in the date file.)



Gary Gillum, representing the Southwest Vienna Citizens Association, expressed opposition to the Plan amendment, citing excessive density, inappropriate urban design, traffic congestion, destruction of East Blake Lane Park, loss of trees and vegetation, and increased air pollution. (A copy of his remarks is in the date file.)

Linda Ferri, President of the Mosby Woods Elementary School PTA, noted that there had been no input solicited from area schools that would be impacted by the proposed development or from the School Board. She discussed the problems that would arise from the influx of students and said the only acceptable long-term solution would be to fund a permanent expansion of Mosby Woods Elementary School or build a new school. She added that the modular classrooms would not have restrooms.

Commissioner Harsel pointed out to Ms. Ferri that the modular classrooms had restrooms.

Commissioner Hall explained to Ms. Ferri that if this Out-of-Turn Plan amendment was approved, school projections would be made at the time of rezoning.

Timothy Sampson, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, representing Pulte Homes, elaborated on the public benefits of the proposal. He noted that most of the surrounding communities supported the Plan amendment. Mr. Sampson explained that growth and density at the Vienna Metro station would reduce the sprawl and congestion, improve regional air and water quality, and increase tax revenue to Fairfax County while lowering the tax burden to the County on a per unit basis. He discussed the proposal's benefits which would include: land consolidation around the Vienna Metro Station, dedication of land and over 3 million dollars toward a public recreation facility, creation of a community-wide focal point, and new road connections and network improvements at critical intersections. Mr. Sampson noted that Metro West's design principles included compatibility with the existing community, accessibility to Metro, maximized synergy between the project and Metro, a variety of housing types and mix of uses, and improved recreation and open space opportunities.

Greg Ault, with EDAW Land Planners in Alexandria, described the project as a livable and walkable community which featured pedestrian circulation, public open space, connectivity, road improvements, office space, landscaping, bike trails, shops and retail area, a plaza, Metro access, stormwater management benefits, a community park and center, and a public recreation center. He concluded that the project represented a unique opportunity to create a world-class transit-oriented development, was a model for smart growth, and would be an asset for the local community and for all citizens of Fairfax County.

The next three speakers opposed the Plan amendment, citing insufficient traffic analyses, traffic congestion, inadequate buffering, adverse impacts on the existing community, and the stormwater management burden.

- Stuart Franklin, representing the Circle Woods Homeowners Association (62)
- Janet Coren, 3075 White Birch Court, Fairfax (63)
- Dawn Defenbaugh, 2909 Beau Lane, Fairfax (64)

Frank McDermott, Esquire, with Hunton & Williams, spoke on behalf of the Sweeney Family Trust in support of the proposal. He said it would provide an excellent opportunity for smart growth and would generate over 40 million dollars in tax revenue.

There were no further speakers, no further comments or questions from the Commission and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE DECISION ONLY ON S02-II-V2, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 9, 2004.

Commissioners Alcorn and Lusk seconded the motion which carried unanimously with Commissioner Hopkins absent from the meeting.

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The meeting was adjourned at 2:25 a.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Meeting taken by: Linda B. Rodeffer  
Minutes by: Kara A. DeArrastia

Approved on:

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission